

218 Hampton Road, Twickenham TW2 5NJ

L011 - PLANNING STATEMENT

Proposals:

Erection of a 2-bedroom flat with the provision of amenity space and parking at rear of property.

Site description

218, Hampton Road, Twickenham, TW2 5NJ, is mixed-use, with a commercial unit on the ground floor and residential first-floor flat, located on the Western side of Hampton Road. The street is characterised by similar mix of mixed-use units.

The site is not located in conservation area nor is it locally listed.

The site is not located in a flood risk zone.

Planning history

- 16/4147/FUL - Conversion of ground floor A1 (retail) unit into mixed A3 (restaurant)/A5(Take Away) use and installation of extraction flue to rear and replacement door to ground floor rear elevation – REFUSED
- 97/2033 - Use for Retail Tool Hire and Sales Business – GRANTED
- 97/1533 - Demolition of Existing Rear Workshops - Garage and Store Erection of Single Storey Rear Extension For Workshop And Storage Use And Detached Store In Rear Yard – GRANTED
- 24/1825/FUL - Installation of skylights at loft level and replacement/widening of first floor doors to roof terrace. Replacement of existing first floor door with window - GRANTED

Reason for proposals:

It's the applicant's aspiration to retain a large part of the commercial unit as a kitchen design specialist office, whilst creating a 2-bedroom flat at the rear of the property that could serve as a live/work unit or separate unit altogether.

Principle of development:

The existing commercial premises consists of a use class E and has been vacant since 2016 when the previous occupiers HARLEQUIN PRINT MANAGEMENT LIMITED who dissolved and left the unit. Since then, the owners have struggled to attain a new tenant as its current use is restricted. There was an attempt to change the use at one point to a A3 takeaway back in 2016 as the previous owner had secured a tenant, however, that never came to fruition because it was untimely refused. There have been a number of similar attempts for change of use on the street, but most have been refused which left the previous owner no other choice but to sell the property given its limitations.

The applicant has since purchased the property with the intension of expanding their business and the idea would be to use the commercial unit as a kitchen specialist design office, making use of its current use class E, thus ensuring no loss of operations, whilst ensuring that new opportunity of employment is reestablished to a site that has been empty for several years. In addition, due to the nature of the

business it does not require the full use of the commercial land, rendering the rest of the land (rear part) unusable (rough 50% in this case).

It is, therefore, the applicant's intention to utilise the out of use space for residential purposes. Making efficient use of the land by ensuring there is no loss of employment and continued use of operations, but also providing an additional unit to the housing stock of the council. This will also help improve a struggling commercial unit that that would otherwise continue to be empty (it has been for over 8 years).

Evidence of non-use:

Previous occupants:

2015 – Dissolved:

<https://find-and-update.company-information.service.gov.uk/company/01428946>

2016 – Dissolved:

<https://find-and-update.company-information.service.gov.uk/company/09508435>

2016 – Attempted change of use:

16/4147/FUL - Conversion of ground floor A1 (retail) unit into mixed A3 (restaurant)/A5(Take Away) use and installation of extraction flue to rear and replacement door to ground floor rear elevation – REFUSED

Current street view still shows previously used logos from HARLEQUIN PRINT MANAGEMENT LIMITED from 2016

Confirming that the site has not been used since then:



Front photo – 10/06/2024

Therefore, the proposals would be in line with **Policy LP40** which states:

- Land in employment use should be retained in employment use for business, industrial or storage purposes.
- The provision of small units, affordable units and flexible workspace such as co-working space is encouraged.
- In exceptional circumstances, mixed use development proposals which come forward for specific employment sites should retain, and where possible enhance, the level of existing employment floorspace. The inclusion of residential use within mixed use schemes will not be appropriate where it would adversely impact on the continued operation of other established employment uses within that site or on neighbouring sites.

The proposals would retain approximately 66.2sqm retail floorspace which is more than enough for its next use as a kitchen design specialist thus resulting in a net loss of 9.4sqm, minor loss.

- Existing retail floor space – 75.6sqm
- Proposed retail floor space – 66.2sqm

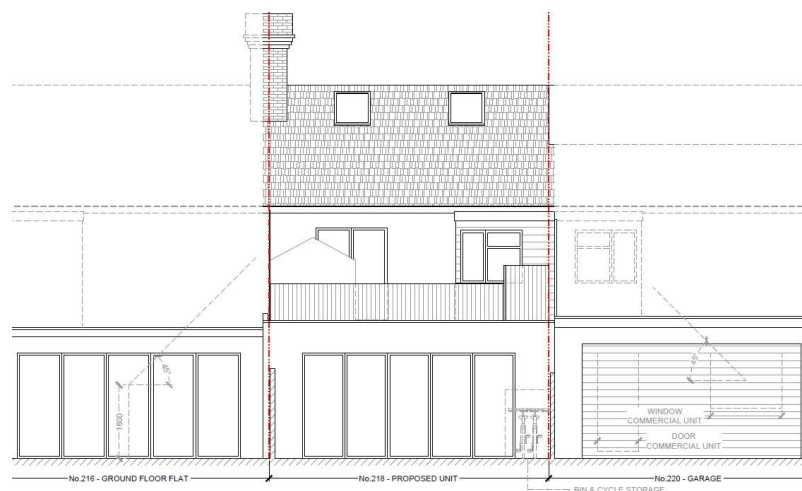
The applicant has a similar business in West London, and these vary from 40sqm (smallest) and 90sqm (largest).

Therefore, the above proposals would allow for the continued use of operations in keeping with policy LP40, whilst make the most efficient use of land that would otherwise be vacant.

Character, appearance and neighbouring amenities impact – Policy LP 39 and LP 2

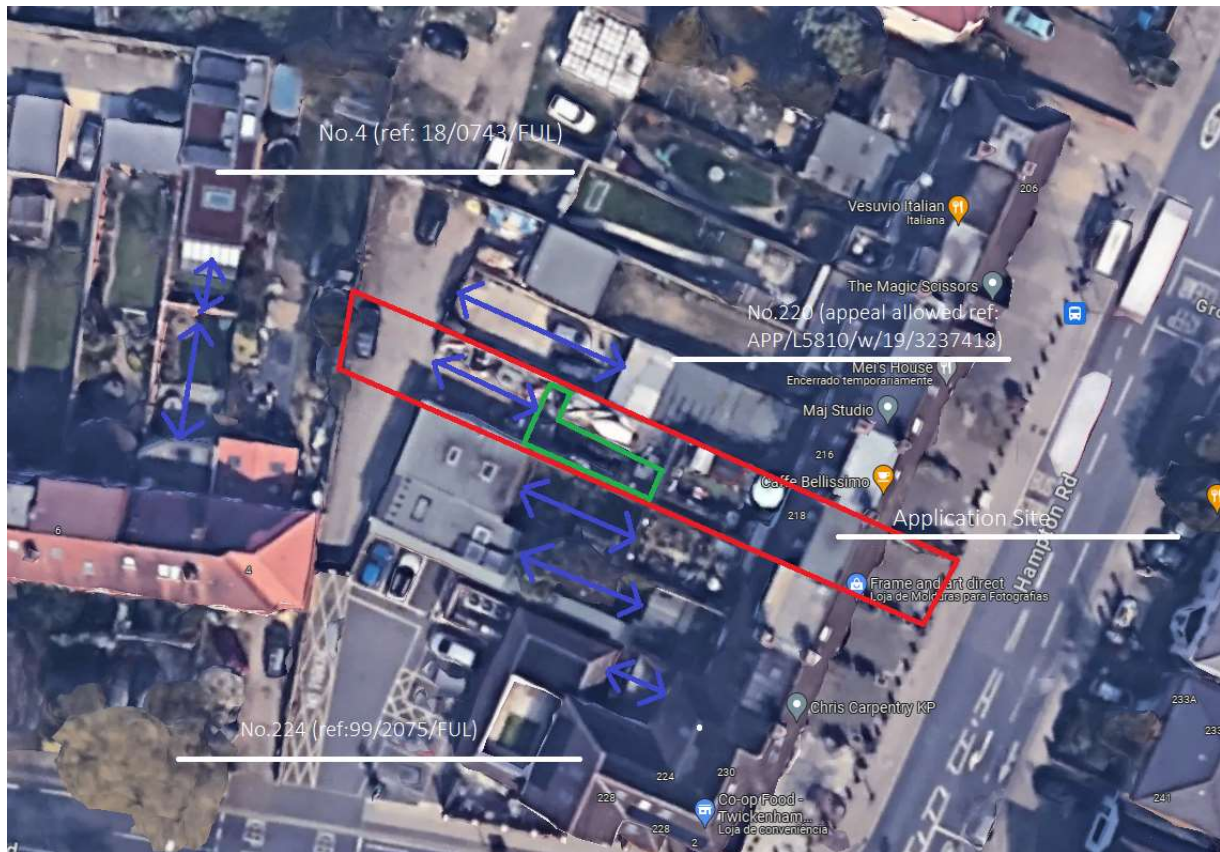
The proposals would be limited to the ground floor and to the rear part of site, thus would not pose a material impact on the front street scene. There is already a separate access from the main street to an existing first floor flat, hence no external changes are proposed.

The proposals would not result in the loss of natural daylight to any of the adjoining units as its limited to a single storey. A basic BRE assessment was conducted, and the proposals are acceptable, see below:



Rear elevation

The proposals would not result in an unacceptable sense of enclosure as its limited to a single storey. In addition, similar applications have been approved at No.220 Hampton Road (appeal allowed ref: APP/L5810/w/19/3237418) and No.4 (ref: 18/0743/FUL). There is an existing application at No.224 (ref:99/2075/FUL) which is currently under determination. Precedents that were acceptable and are similar in nature.



Similar applications

The proposals would not have any habitable windows facing neighbouring amenities as they are limited to the ground floor level.

In terms of prevailing gaps, the applicant has looked to achieve similar distances to neighbouring developments.

Design standards and inclusive design:

Please refer to document L014 - Inclusive Access Statement and L015 - Residential Standard Statement.

Sustainable Design/Construction and climate change:

Please refer to L017 - Sustainability & energy report GF Flat 218 Hampton Road TW2 5NJ and L020 - Sustainable Construction Checklist. The proposals achieved a score matrix for new construction (residential) B which helps to significantly improve the Borough's stock of sustainable developments.

Biodiversity and amenity spaces – Policy LP 16 and LP 39:

The existing site has a net 0% bio-diversity area; hence the proposals would have a mix of dedicated amenity spaces at the rear along with 2 winter gardens that would provide adequate outdoor space

and enhance the biodiversity levels which is nil. The property would include low level native species on the boundaries and winter gardens along with lawned areas that are currently paved with no natural drainage or biodiversity opportunities.



Existing rear photo



Rear garden and winter gardens

The proposals would meet and exceed the minimum requirement set out in the London Plan 2021 where each 1-bed, 2-person self-contained private unit must provide 5 sqm of amenity space, with an additional 1 sqm per additional resident.

The proposed development consists of a 2-bedroom, 4-person flat, hence a minimum of 8 sqm of amenity space is required. It contains 45.80sqm of main amenity at the rear and 5sqm of winter garden spaces.

Parking and transport – Policy LP 39:

The site benefits from off-street parking at the rear. The proposals would retain one parking space for the commercial unit (shared access) and one parking for the proposed self-contained dwelling house. There is space for a second vehicle, however, the applicant feels that it’s important to prioritise a good size amenity/biodiversity within the plot. In the event that the council do require more parking, then the applicant is willing to make the change.

Suitable cycle parking has been proposed at the rear of the property and 4 short stay parking out front, refer to and L015 - Residential Standard Statement for further information.

Bin storage – Policy LP 39:

The existing refuse arrangement will be kept as is for the existing commercial unit and first floor flat, where garbage is placed out front on collection days which is every Tuesday. With that in mind, the new flat would also make use of the existing arrangements but also include a dedicated storage enclosure out back for personal use. In addition, a dedicated holding area for collection days only has been proposed out front. Refer to and L015 - Residential Standard Statement for further information.

Materials – Policy LP 39:

- Proposed brick similar to existing
- New external doors – Double glazed aluminium for energy efficiency
- Boundary treatment – Timber fence to the rear and retain existing brick piers and block walls, however, render the blockwork.

Conclusion:

It has been demonstrated that the proposed development would not only promote the continued use of class E floor space in accordance with policy LP40 but also enhance an underused plot. The proposals would also be a complementary addition to its host building, whilst respecting the local context in accordance with policy LP 2 building heights and consistent with policy LP 39 as it looks to achieve a good standard on all 10 sub policies for the same.

Therefore, it is the applicants view that the application is a positive contribution to the area and to the council's housing stoke. The applicant is willing to work with the council to ensure the best outcome possible and is willing to make modifications to the scheme if they see fit.